1.0 CONSENT CALENDAR

1.1 NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

2.1 NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 GENERAL PLAN AMENDMENT NO. 1129, CHANGE OF ZONE NO. 7856, TENTATIVE TRACT MAP NO. 36785 ENVIRONMENTAL IMPACT REPORT NO. 542 – Notice to Certify an Environmental Impact Report – Applicant: Joseph Rivani – Engineer/Representative: Jeff Anderson – Third Supervisorial District – Winchester Zoning Area – Sun City/Menifee Valley Area Plan – Rural Community: Estate Density Residential (RC: EDR) (2-Acre Minimum) – Location: Northerly of Wickerd Road, easterly of Heinz Lane, southerly of Garbani Road, and westerly of Brandon Lane – 170.8 Gross Acres – Zoning: Residential Agricultural 5-Acre Minimum (R-A-5) – REQUEST: The General Plan Amendment proposes an Extraordinary Foundation Level Amendment to amend the Riverside County General Plan Land Use Element from Rural Community: Estate Density Residential (RC: EDR) (2-Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2 – 5 dwelling units per acre) and Open Space: Recreation (OS:R) and modify the General Plan to remove the Estate Density and Rural Residential East of Interstate 215 Policy Area from the project site. The General Plan Amendment additionally is amending the Circulation Element to downgrade La Ventana road within the project boundary (between Garbani Road and Wickerd Road) from a secondary highway to a collector. The Change of Zone proposes to change the existing zoning from Residential Agricultural 5-Acre Minimum (R-A-5) to Planned Residential (R-4). The Tentative Tract Map No. 36785 proposes a Schedule “A” subdivision subdividing 170.8 gross acres into 511

Planning Commission Action:
Public Comments: Closed
By a vote of 5-0,

APPROVED PLANNING COMMISSION RESOLUTION No. 2016-009; and

THE PLANNING STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS:

TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 542; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1129; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7856; and,

APPROVE TENTATIVE TRACT MAP NO. 36785, subject to additions, modifications, and revisions to the Conditions of Approval made at Planning Commission.
residential lots with a 5,500 sq. ft. minimum lot size, and 25 lettered lots consisting of drainage basins, parks, paseos, and open space, and the Environmental Impact Report to review and analyze the environmental impacts of the project. Continued from June 1, 2016 (Public Hearing Closed). Project Planner: Brett Dawson at (951) 955-0972 or email bdawson@rctlma.org.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 NONE

5.0 WORKSHOP

5.1 NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR’S REPORT

8.0 COMMISSIONER’S COMMENTS